



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 19.76 Acre Timber Tract for Sale - Phelps County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



**PROPERTY ADDRESS:**

00 County Road 5320—Tract B  
Rolla, MO 65401

**PRICE:** \$98,800

**ACRES:** 19.76

**COUNTY:** Phelps

**PROPERTY HIGHLIGHTS:**

- Close to Rolla, MO
- Mature Timber
- Good hunting
- Gently sloping topography
- Wet weather creek
- Very close to Hwy 63
- Good build location
- Additional acreage available (Tract C)

**PROPERTY DESCRIPTION:**

Check out this beautiful 19.76 surveyed acres just south of the growing city of Rolla, MO. This full timber tract is the second property on the county road as you pull off Hwy 63 making it an ideal spot to build a home. The gently sloping topography throughout this property allows for easy navigating the entire property.

This property is also equipped with mature timber giving a nice canopy to enjoy riding, walks, and or any other outdoor recreational opportunities. There is also a wet weather creek the meanders through the southern portion of this ground. Plenty of wildlife, deer, and turkey sign for any outdoorsman/women.

Whether you are looking for a recreational getaway, place to build a home, and or a place to build a small cabin this property has the make up to fill all your desires. This is Tract B, there is an additional 19.76 acres(Tract C) adjoining this for sale as well. Come take a look!



**PRESENTED BY:**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals